150.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	803,900 / 803,900
					USE VALUE:	803,900 / 803,900
					ASSESSED:	803,900 / 803,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		FOUNTAIN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MASCI JOSEPH C--ETAL
Owner 2:	MASCI MARY M
Owner 3:	
Street 1:	16 FOUNTAIN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4,725 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Clapboard Exterior and 1664 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4725.000	353,400	1,100	449,400	803,900
Total Card	0.108	353,400	1,100	449,400	803,900
Total Parcel	0.108	353,400	1,100	449,400	803,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.11 | /Parcel: 483.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct	98780
GIS Ref	
GIS Ref	
Insp Date	04/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150.0-0002-0007.0

!11714!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	353,400	1100	4,725.	449,400	803,900	803,900	Year End Roll	12/18/2019
2019	101	FV	256,500	1100	4,725.	421,300	678,900	678,900	Year End Roll	1/3/2019
2018	101	FV	256,500	1100	4,725.	348,300	605,900	605,900	Year End Roll	12/20/2017
2017	101	FV	256,500	1100	4,725.	320,200	577,800	577,800	Year End Roll	1/3/2017
2016	101	FV	256,500	1100	4,725.	292,100	549,700	549,700	Year End	1/4/2016
2015	101	FV	246,700	1100	4,725.	286,500	534,300	534,300	Year End Roll	12/11/2014
2014	101	FV	246,700	1100	4,725.	266,300	514,100	514,100	Year End Roll	12/16/2013
2013	101	FV	246,700	1100	4,725.	253,300	501,100	501,100		12/13/2012

PRINT

Date	Time
12/11/20	01:51:13

LAST REV

Date	Time
05/17/18	17:45:18
apro	
11714	

USER DEFINED

Prior Id # 1:	98780
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	24113-399		12/30/1993		162,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2000	767	Addition	125,000	O				2ND FLOOR ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2018	Missed Appt.	CC	Chris C
4/14/2018	MEAS&NOTICE	HS	Hanne S
11/8/2008	Meas/Inspect	345	PATRIOT
11/8/2008	Meas/Inspect	345	PATRIOT
8/17/2001	Permit Visit	PM	Peter M
12/7/1999	Mailer Sent		
11/22/1999	Measured	268	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725		Sq. Ft.	Site		0	80.	1.19	9									449,400						449,400	

Total AC/HA: 0.10847 | Total SF/SM: 4725 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 449,400 | Spl Credit | Total: 449,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.28100955
Const Adj.:	0.99989998
Adj $ / SQ:	172.919
Other Features:	106584
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	434162
Depreciation:	80754
Depreciated Total:	353408

COMMENTS

CK COND, WIP.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

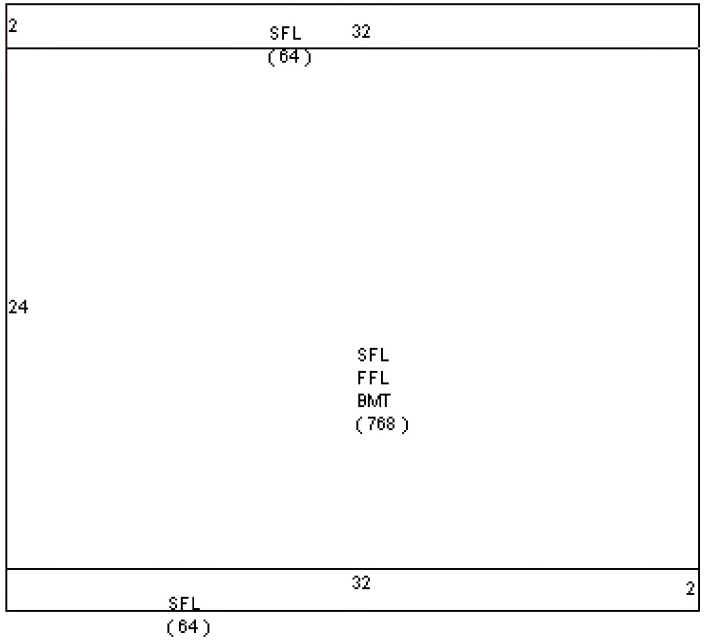
REMODELING

Exterior:	
Interior:	
Additions:	2000
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	172.92
Special Features:	0	Val/Su Net:	145.31
Final Total:	353400	Val/Su SzAd	212.38

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	896	172.920	154,935
BMT	Basement	768	51.880	39,841
FFL	First Floor	768	172.920	132,802

Net Sketched Area:	2,432			Total:	327,578
Size Ad	1664	Gross Are	2432	FinArea	1664

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 150.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	8X10	A	AV	1998	16.00	T	16.8	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Featues:		Total:	1,100